



ఆంధ్రప్రదేశ్ రాజపత్రము
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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

MA&UD Dept – TUDA – Change of land use from Park and Garden (Recreational Zone) use to Commercial use in Sy.No.946 and 947 of Tirupati, MCT, Tirupati to an extent of 2408.68 Sq.mts. as applied by Sri K.V.Chalapathi Reddy, M/s.CPR Constructions – Draft variation – Notification - Reg.

(Memo.No.1084010/I/2025, Municipal Administration & Urban Development(I) Department, Dt.09.05.2025)

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, MA, Dated.08.03.2019 is proposed to make in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Tirupati Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

As per the TUDA Region Land use Plan & ZDP approved by the Government in G.O.Ms.No.112, MA, Dated.08.03.2019, Survey No.946 & 947 of Tirupati, measuring a total extent of 2408.68 Sq.mts. is earmarked for Recreational use. The said area is now proposed for conversion from Park and Garden (Recreational Zone) use to Commercial use, which is shown in modification to Master Plan MMP.No.01/2021, Tirupati Urban Development Authority and

which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions:-

1. The applicant shall submit the proposals in the site under reference to the Authority concerned for approval before taking any developmental activity in the site duly paying necessary charges as per rules in force.
2. The applicant shall pay change of land use charges as per G.O.Ms.No.102, MA&UD (M) Dept., dt.12.02.2020, if not paid.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are MAU01/90/2020-H I/4097729/2025 preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : 40' wide Road

South : Apartment Building under construction
in Sy.No.946/P of Tirupati

East : 60'-0'' wide road.

West : Existing building D.No.4-4-1047/C.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT